

The background of the slide features a blue-tinted photograph. In the foreground, there are several multi-story residential houses with prominent dormer windows. Behind the houses, a dense urban skyline is visible, including several tall skyscrapers. The text is overlaid on this image in white.

Welcome to the Conversation!

Monday, August 24, 2020

**Virtual Community Meeting Regarding
Blue Hill Avenue Action Plan**





AGENDA

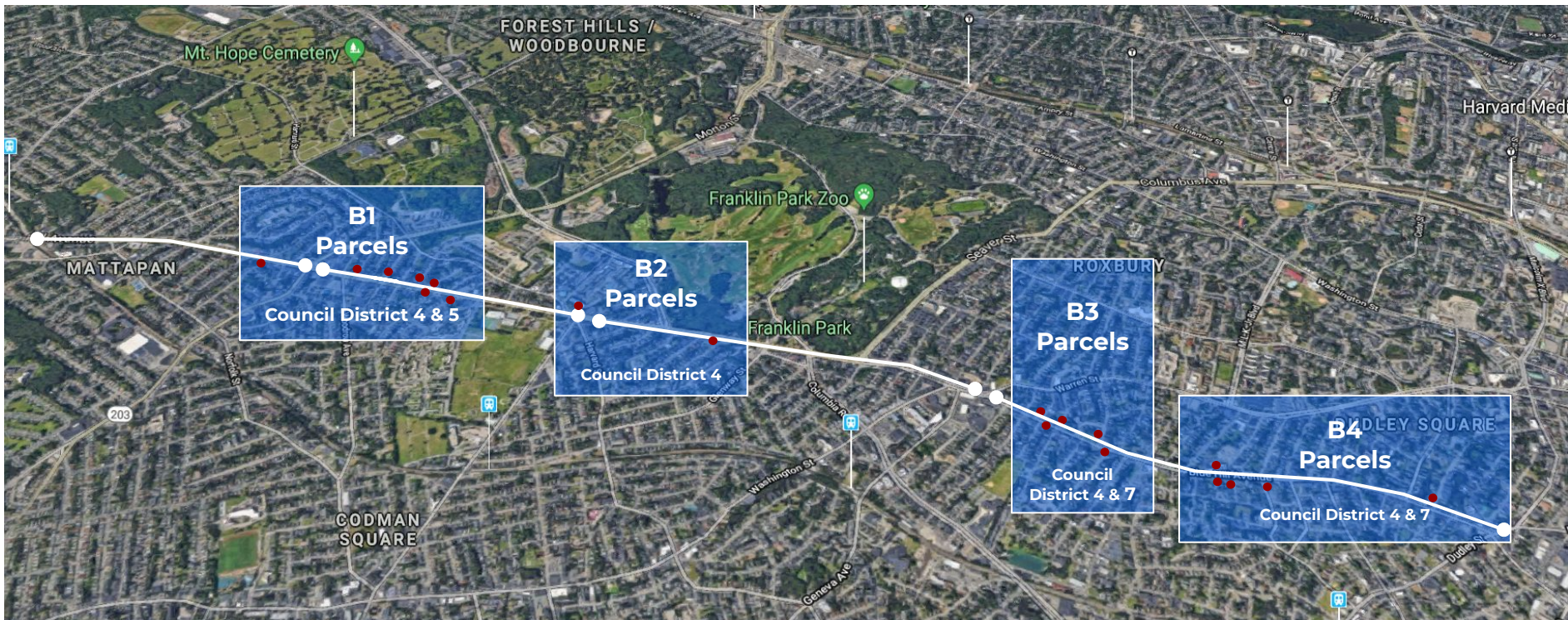
- Welcome & Introductions
- Blue Hill Avenue Action Plan Summary & Goals
- B1 Parcels Survey Responses
- Comments, Q&A
- Next Steps - RFP

Meeting Objective: Discuss Survey Responses, Comments and Answer Questions on Possible Site Uses for City Parcels on Blue Hill Avenue for a Forthcoming Development Request for Proposals (RFP)

A photograph of a row of three-story, light-colored wooden houses with white trim and multiple windows. The houses are situated on a street with a sidewalk. In the foreground, a white station wagon and a dark SUV are parked. A black lamppost is visible on the right side of the frame. The entire image has a blue tint. The title "Blue Hill Avenue Action Plan" is centered in white text.

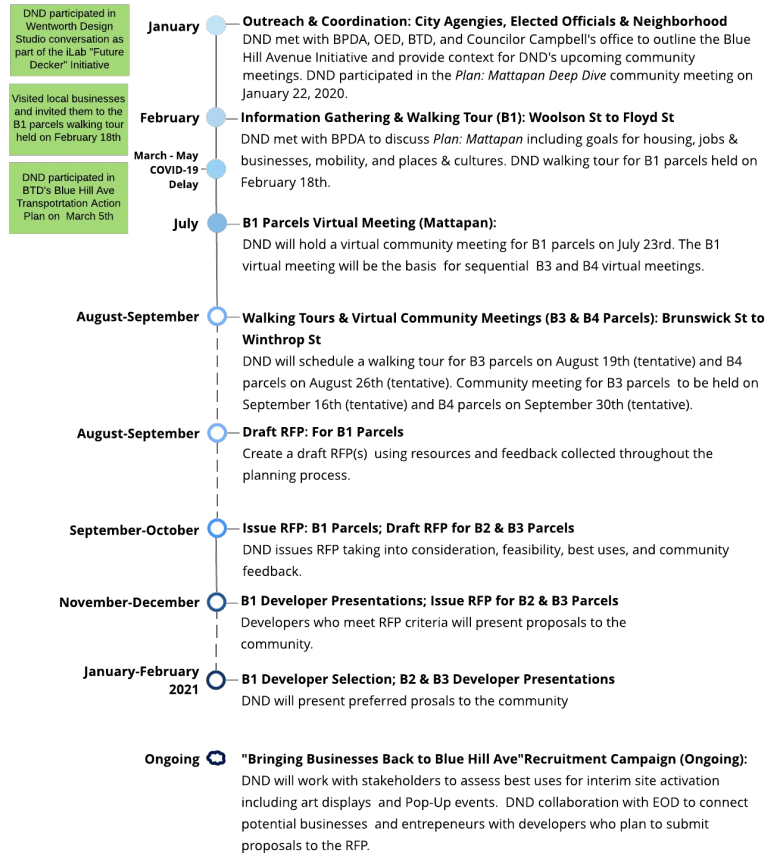
Blue Hill Avenue Action Plan

Blue Hill Ave Map [30 Parcels]



Blue Hill Avenue Action Plan

Project Timeline



City of Boston
Neighborhood Development

“Bringing Business and Mixed-Use Housing Back to Blue Hill Ave”

Project Goals - B1 Parcels

- Spark economic development and business growth opportunities; improve existing business, foster entrepreneurial spirit in the community. Use OED, Restore Boston, Technical Assistance to:
 - Create local jobs so that more existing workers can live in the community because of affordable housing close to where they work.
 - Attract businesses and services that the neighborhood has been looking for. Make marriages of developers and potential business owners.
 - Promote housing in combination with commercial development, “mixed use” opportunities
- Coordinate project goals with Transportation along BHA.
- Align the project goals for disposition with PLAN: Mattapan and look for opportunities for implementation of the Plan.

B1 Parcels Summary

- 10 city-owned vacant parcels along the Mattapan section of Blue Hill Avenue
- 41,805 square feet
- FY19 assessed value of \$356,200
- Current zoning; 3F-6000, 3F-5000, Neighborhood Shopping (NS1)
- Previous Request for Proposals (RFP) issued between 2008-2017.



Woolson St to Floyd St [B1]



Woolson St to Floyd St [B1]





What We've Heard From You

Possible Commercial & Residential Uses (or Mixed Use)

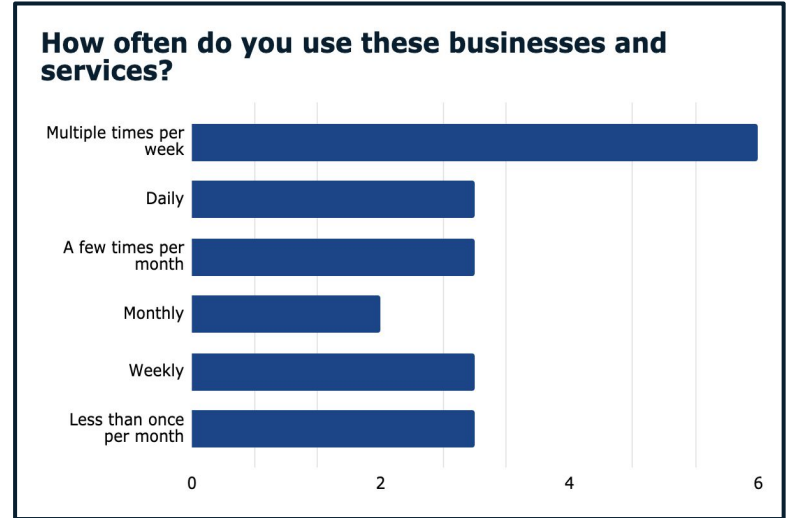
We have heard that these are important key issues to address:

- Create local business opportunities that foster the entrepreneurial spirit of members of local community.
- Attract businesses and services that the neighborhood has been looking for.
- Create opportunities to own retail and commercial space instead of renting - living close to their business.
- Create local jobs so employees can live in the community because affordable housing is close to where they work.
- Promote a development model combining housing with commercial.

B1 Survey Responses

Commonly Used Services Located on Blue Hill Avenue:

- Hair Salons & Barber Shops
- Bodegas
- Roxbury Center for Performing Arts
- Grocery Stores
- Library & Community Centers
- Banks, ATM, and Check Cashers
- Restaurants
- Auto Repair & Gas Stations
- Neighborhood Shopping
- Post Office & Police Department



1085 Blue Hill Ave (5,000 sf)

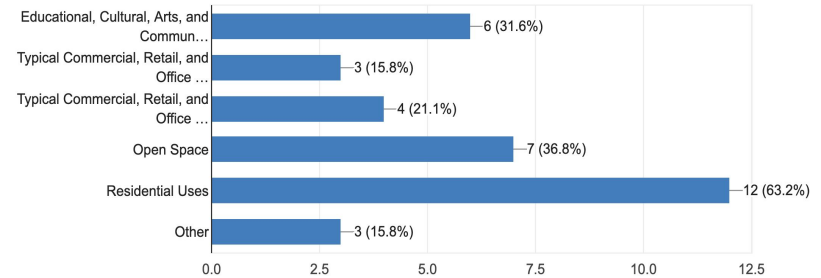


Street View

Zoning: MATTAPAN 3F-5000

Do you think the best use(s) for this parcel would be (check all that apply):

19 responses



1028 and 1044 Blue Hill Ave (6,041 sf)

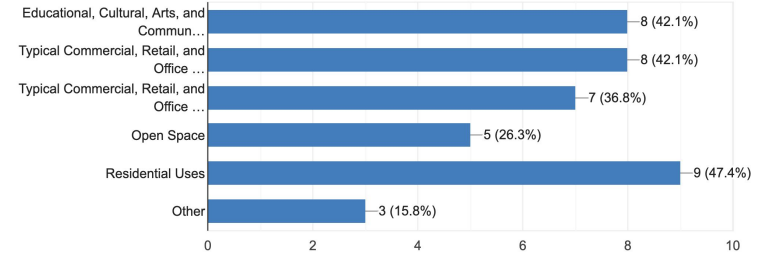


Street View

Zoning: MATTAPAN NS-1

Do you think the best use(s) for this parcel would be (check all that apply):

19 responses



1039 Blue Hill Ave and 6 Fabyan St (7,789 sf)

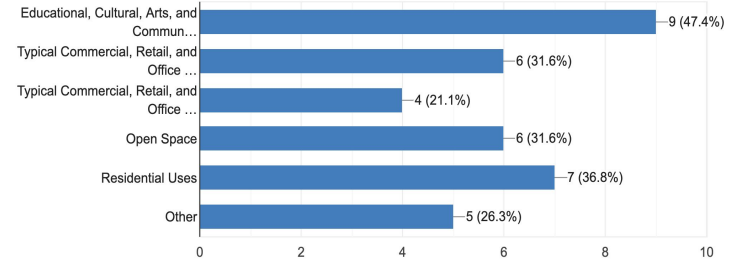


Street View

Zoning: MATTAPAN 3F-5000

Do you think think the best use(s) for this parcel would be (check all that apply):

19 responses



1015 and 1019 Blue Hill Ave (7,037 sf)

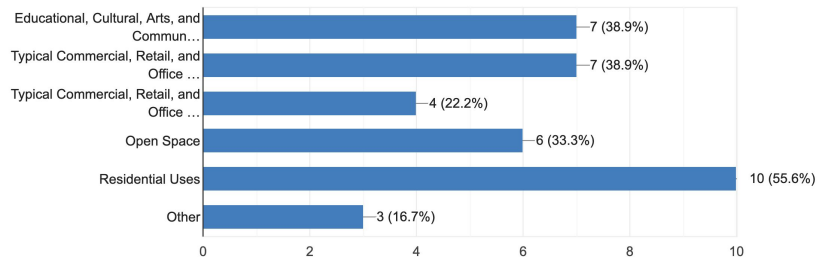


Street View

Zoning: MATTAPAN 3F-5000

Do you think the best use(s) for this parcel would be (check all that apply):

18 responses



978-982 Blue Hill Ave (5,619 sf)

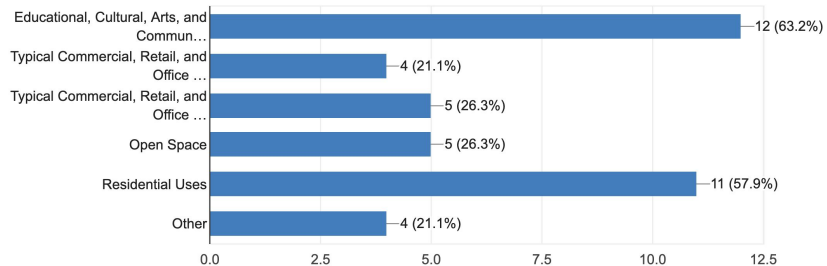


Street View

Zoning: MATTAPAN NS-1

Do you think the best use(s) for this parcel would be (check all that apply):

19 responses



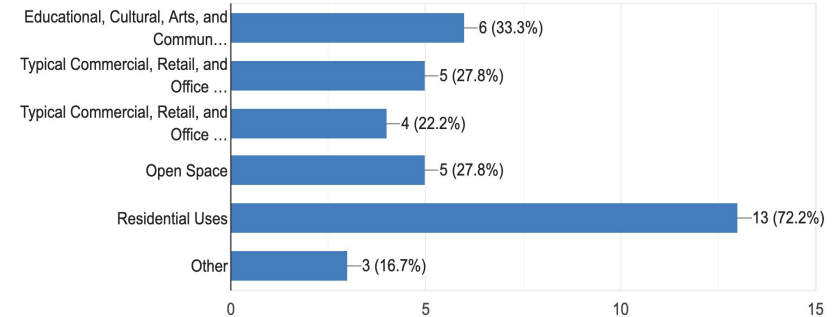
3 Baird Street (2,840 sf)



Street View

Zoning: MATTAPAN NS-1

Do you think the best use(s) for this parcel would be (check all that apply):
18 responses



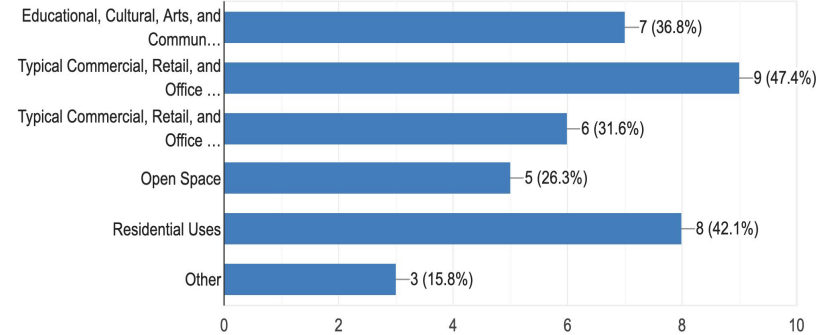
1127 to 1135 Blue Hill Ave (3,579 sf)



Street View

Zoning: MATTAPAN NS-1

Do you think the best use(s) for this parcel would be (check all that apply):
19 responses



1228 to 1230 Blue Hill Ave (3,900 sf)

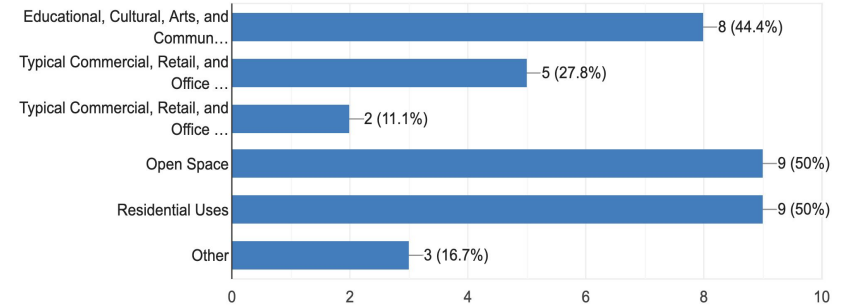


Street View

Zoning: MATTAPAN 3F-6000

Do you think the best use(s) for this parcel would be (check all that apply):

18 responses



Thank You!

Comments, Questions & Answers



Next Steps

Please visit our website at Buildinghousing.boston.gov

To take a brief survey and leave comments on this project, Let us know what you would like to see developed on these parcels!

The project page is

Bit.ly/3htka1V

Comments for B1 Parcels will be accepted until Wednesday August 26, 2020

This is all for a Forthcoming Request for Proposals...

THANK YOU FOR PARTICIPATING!

Project Manager: Julio.Pilier@Boston.gov

